

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

<i>For Office Use Only</i> <i>Executive Office of Environmental Affairs</i>	
EOEA No.:	<u>13994</u>
MEPA Analyst:	<u>Aisling Eglinton</u>
Phone:	617-626- <u>1024</u>

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Fay School		
Street: Main Street (Route 30) and Middle Road		
Municipality: Southborough	Watershed: Sudbury Sub-basin of the Concord River	
Universal Transverse Mercator Coordinates: 19 291223E 4686499N (NAD 27)	Latitude: 42.306 ° N	Longitude: 71.533° W
Estimated commencement date: Fall 2007	Estimated completion date: 2010	
Approximate cost: \$50 Million	Status of project design:	25 %complete
Proponent: Fay School		
Street: 48 Main Street		
Municipality: Southborough	State: MA	Zip Code: 01772
Name of Contact Person From Whom Copies of this ENF May Be Obtained: David J. LaPointe		
Firm/Agency: Beals and Thomas, Inc.	Street: 144 Turnpike Road	
Municipality: Southborough	State: MA	Zip Code: 01772
Phone: 508-366-0560	Fax: 508-366-4391	E-mail: dlapointe@btiweb.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?

Yes No

Has this project been filed with MEPA before?

Yes (EOEA No. _____) No

Has any project on this site been filed with MEPA before?

Yes (EOEA No. _____) No

Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:

a Single EIR? (see 301 CMR 11.06(8)) Yes No

a Special Review Procedure? (see 301CMR 11.09) Yes No

a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No

a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): Department of Conservation and Recreation, approximately 3.5 acre long term lease for active recreation and a .43 acre parcel to be traded for a parcel of equivalent area.

Are you requesting coordinated review with any other federal, state, regional, or local agency?

Yes (Specify _____) No

List Local or Federal Permits and Approvals: Site Plan Approval (voluntary), ANRAD filing, Notice of Intent, Building Permit, NPDES permit (construction), BRP WP 60, BRP WP 66a and/or 66b, BRP WP 61d and/or BRP WP 61e, BRP WP 70.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input checked="" type="checkbox"/> Other Permits (including Legislative Approvals) –
Total site acreage	± 36			
New acres of land altered		8.84 acres		
Acres of impervious area (includes buildings and pavement)	6.3 acres	3.1 acres	9.4 acres	
Square feet of new bordering vegetated wetlands alteration		N/A		
Square feet of new other wetland alteration		N/A		
Acres of new non-water dependent use of tidelands or waterways		N/A		
STRUCTURES				<input type="checkbox"/> MHC Notification BRP WP 60 _____ BRP WP 66a and/or BRP WP 66b _____ BRP WP 61d and/or BRP WP 61e _____ BRP WP 70 _____
Gross square footage	255,200	122,600	377,800	
Number of housing units				
Dorm Beds	112	+128	240	
In Dorm Apartments	13	+23	36	
Additional Staff Apartments	14	-3	11	
Maximum height (in feet)				
TRANSPORTATION				
Vehicle trips per day	794	205	999	
Parking spaces	152	163	315	
WASTEWATER				
Gallons/day (GPD) of water use ¹	~8,513	~1,760	-10,273	
GPD water withdrawal	N/A	N/A	N/A	

¹ Actual

GPD wastewater generation/ treatment ²	11,800	2,800	14,600
Length of water/sewer mains (in miles)	N/A	N/A	N/A

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify: The Department of Conservation and Recreation will be leasing approximately 3.5 acres of land located on Middle Road identified as "Water Supply Protection land" to the Fay School for a year long term which results in the release of an interest in land held for conservation/watershed protection purposes. In addition, there will be a land swap between the Department of Conservation and Recreation and the Fay School of approximately .43 acres. The Fay School seeks to obtain a .43 acre triangular piece of land owned by the Department of Conservation and Recreation so as to provide more flexibility in the design of circulation, the adjacent building and stormwater features such as low impact development basins. The triangular piece of land is adjacent to the proposed Primary School. In return, the Fay School will be giving the Department of Conservation and Recreation a .43 acre strip of land that runs along the Sudbury Reservoir to be held for conservation purposes.) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL / ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify: The Fay School is not on either the State or National Register of Historic Places, however, there are 15 specific Fay School buildings on the Massachusetts Historic Commission's inventory listing as well as a listing for the Fay School in general.) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify: As part of the overall Master Plan program, the Fay School will be demolishing the Kidder Servants House (also known as the North House) and the Charles Archibald Kidder House during the construction phase of the first two cottage dorms. No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

Project Site: The Fay School was founded in 1866 and it is the oldest junior boarding school in the country. The educational program serves day students in grades 1 through 9 and boarding services are provided to students in grades 6 through 9. The 36 ± acre Fay School site is generally located south of Main Street between Parkerville and Middle Roads in rural suburban Southborough, Massachusetts. The Fay School is an operating Private School and the property is currently occupied by school administration facilities, athletic fields, maintained lawns, dormitories, parking lots, walkways, academic buildings and other amenities such as the gymnasium and tennis courts. There are approximately 4,300 square feet of on site wetlands in the southern portion of the Fay property.

² Design flow with peaking factor applied

In addition to these wetlands, off site wetlands (fringe Bordering Vegetated Wetland) associated with the Sudbury Reservoir, located south of the Fay School and within the DCR lands have a 100-foot buffer zone that constrains the subject property. The property is bounded by Middle Road to the east (there are two single family homes to the east of Middle Road owned by the Fay School), the Sudbury Reservoir to the south, Parkerville Road to the west and Main Street to the north. (There is one parcel owned by the Fay School that is on the north side of Main Street.) The Fay School is situated amongst residential neighborhoods and the Southborough Main Street area where there are municipal buildings and commercial businesses. Also in the area to the north are the St. Mark's private school, and the Southborough cemetery and Southborough Municipal Buildings.

Project Proposal: The proposed project involves implementing the Fay School's recently completed Master Plan for campus improvements and expansion. The campus improvements include constructing five cottage style dormitories and a new athletic field, establishing a strong pedestrian system and a new walkway called Fay Street that will serve to better link the internal campus, providing additional parking and demolishing several buildings on the Massachusetts Historical Commissions Inventory. Additions or upgrades to the school's infrastructure systems may also be needed. Additional expansion projects include a new student center, a new multisport facility, a new primary school and a new maintenance/wastewater treatment building. The new cottage dormitories will be 10,500 sf each or approximately 52,500 sf of new development for this type of use and they will be located east of the current Ceramicole House and west of the current Reinke House. There will be an anticipated additional 79 parking spaces created and an overflow parking area for 84 cars to accommodate visitors to events located approximately in the center of the property (see Master Plan provided in section 5).

Impacts and Mitigation: The Fay School campus improvements and expansion will result in an increase in impervious surfaces and an increase in both elementary and middle school students from 382 (both day and boarding students in grades 1-9) to 470 students (day and boarding students in grades pre-k – 9) who benefit from attending the school. In addition, there will be a disposition of the use of the Department of Conservation and Recreation's property. This ENF is being filed due to the triggering of the Land threshold that states that an ENF is required due to the "release of an interest in land held for conservation, preservation or agricultural or watershed preservation purposes."

Currently, there are times at which the Fay School's main parking area is extremely congested (during special events such as the Christmas Pageant, it is not a daily event) and where overflow cars park on Middle Road due to the lack of on site parking spaces. The additional proposed parking spaces in the Master Plan resolves the parking congestion problems by expanding the number of parking spaces located throughout the entire campus and not containing the majority of the spaces to one area. It is expected that parking issues experienced during school wide events will be eliminated at the completion of the Master Plan project.

The Fay School Master Plan project will also improve pedestrian safety along Route 30. The Town of Southborough is in the midst of upgrading Route 30 which includes pedestrian crossing improvements. Should that not happen, the Fay School will make improvements to the existing crosswalk along Route 30 by adding lighting or new striping for example. In addition, they may add another crosswalk across from the dining hall and girls dormitory. Should the Town not follow through with the pedestrian crossing improvements, the Fay School will undertake them to ensure better safety for students, faculty and local Southborough residents. The Fay School has also paid particular attention to creating additional access points for emergency vehicles which is an improvement over current conditions where access is somewhat limited. Based on meetings with the Southborough Fire Department and their suggestions which have been incorporated, an access loop for public safety vehicles is provided in the Master Plan to facilitate emergency vehicle access throughout the campus.

Existing wastewater disposal systems currently consist of a number of separate systems that are spread throughout the campus. The existing systems are all at different ages and operate at different levels of efficiency. The Fay School Master Plan includes a proposal to significantly improve the overall wastewater treatment situation. Fay School proposes to construct a new state-of-the-art wastewater treatment plant that will serve to centralize the wastewater treatment and disposal areas and will enhance treatment capabilities by reducing all effluent

characteristics. The School anticipates providing a tertiary treatment plant and is actively investigating the feasibility of wastewater reuse for irrigation. Due to the expansion in the number of students and faculty that the School will accommodate with the implementation of the new Master Plan, Fay School will be requesting a Title 5 variance under Section 310 CMR 15.416 (variance for schools) to vary the prohibition on increased flows to systems with design flows between 10,000 and 15,000 gpd and to vary the method of design flow calculation based on extensive wastewater and water usage monitoring. Fay School intends to demonstrate that the upgraded system with the increased flow will provide better protection of public health, safety, welfare and the environment than the existing system with no increase in flow (310 CMR 15.416(5)(c)).

Other Alternatives:

No-Build: Under a No-Build scenario, the Fay School would remain in its current state as an operating Private School without the improvements and new facilities. The new dormitories would not be constructed, pedestrian improvements would not be made and the acquisition of the Department of Conservation and Recreation's land for additional athletic fields would not come to fruition. In addition, the long term lease of land from the Department of Conservation and Recreation would not take place, therefore there would be no upgrades to the fields used by both the Fay School and the Town of Southborough. Furthermore, the parking congestion issues and emergency vehicle access issues would have not be improved and there would be no wastewater treatment plant.

Reduce Number of School Improvements: The Fay School is a well established and international leader in providing elementary/middle school education. A reduction in the number of improvements that are proposed in the Master Plan would not allow the Fay School to advance its Master Plan, improve the services provided to the faculty and student communities and enhance enrollment. The proposed improvements are contained within the Fay School property and will have minimal impact on the surrounding neighborhoods.